

TITLE 8 DEVELOPMENT CODE
DIVISION 7: GENERAL DESIGN STANDARDS
CHAPTER 6: PARKING REGULATIONS.

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87.0601 General Provisions.

(a) **OFF-STREET PARKING LOCATION.** The required parking spaces shall be located on the same site with the main use or building, on premises contiguous thereto, or in a location, and developed in accordance with a plan approved by the Planning Agency, or the Building Official subject to Land Use Compliance Review. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities.

(b) **CHANGE IN USE.** When the occupancy or use of any premises is changed to a different use, parking to meet the requirements of this section shall be provided for the new use or occupancy.

(c) **INCREASE IN USE.** When the occupancy or use of any premises is altered, enlarged, expanded, or intensified, additional parking to meet the requirements of this section shall be provided for the enlarged, expanded, altered or intensified portion only.

(d) **TWO OR MORE USES.** Where two (2) or more uses are located in a single building or on a single lot, required parking shall be provided for each specific use. For example, the total parking required for an establishment that has both industrial and office uses shall be determined by computing the parking for the industrial use as outlined in Section 87.0625 and computing the parking for the office use as outlined in Section 87.0615 and then adding the two requirements together.

Readopted Ordinance 3341 (1989); Amended Ordinance 3612 (1995)

87.0605 Minimum Design Standards.

(a) Each required parking space shall be not less than nine (9) feet wide by nineteen (19) feet long, with adequate provisions for ingress and egress by a standard full size passenger vehicle. This standard is applicable to all uses, including single-family residential, except where compact car spaces have been authorized. If wheel stops are installed in parking spaces, the distance from the end of the space to the rear of the wheel stop shall not exceed two (2) feet.

(1) An approved Land Use Compliance Review, or Conditional Use Permit application may authorize up to twenty-five percent (25%) of the required parking for multiple residential, commercial, industrial and institutional uses to be allocated to compact car parking spaces.

(2) Compact car parking spaces shall be not less than seven and one-half (7 1/2) feet wide, nor less than fifteen (15) feet long.

(3) Compact car spaces should be grouped in separate areas, unless individual spaces are utilized for tree conservation purposes.

(4) All compact car parking spaces shall be marked and/or posted with signs stating "Compact Cars Only."

(b) The parking area shall be designed so that a car entering the parking area shall not be required to enter a street to move from one location to any other location within the parking area or premises.

(c) Parking and maneuvering areas shall be so arranged that any vehicle entering a vehicular right-of-way can do so traveling in a forward direction.

(d) Where curbs and gutters do not exist and where vehicular access to the private property is not restricted by barriers, head-in parking shall not be permitted.

(e) All off-street parking facilities shall be designed to limit access to private property from streets and highways to a minimum number of standard driveways per the County Department of Transportation and Flood Control specifications.

(f) All parking area lighting shall reflect light and glare away from public thoroughfares and any adjacent residences.

(g) Individual parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface of the parking facility, with the two (2) lines being located an equal nine (9) inches on either side of the stall sidelines. Arrows shall be painted on paving to indicate direction of traffic flows.

(h) Minimum Aisle Widths.

(1) One-way traffic: One-way access drives leading to aisles within a parking area shall be a minimum width of twelve (12) feet, and within the aisles as follows:

<u>Parking Stall Angle</u>	<u>Minimum Aisle (feet)</u>
Parallel (0)	12
1 - 45	14
46 - 60	17
61 - 90	24

(2) Two-way traffic: The aisles and the two-way access drives leading to aisles within a parking area shall be a minimum width of twenty four (24) feet.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3427 (1990)

87.0610 Parking and Loading Area Requirements -- General.

(a) Every parcel of land hereafter used or maintained for residential parking, public parking, private parking, new car sales lots, used car sales lots, mobilehome, camper or trailer sales lots, boat sales lots or other uses of a similar nature, shall be improved as follows, including loading spaces and access drives:

(1) Every institutional, commercial, industrial or special use established or erected on land which abuts upon a street or an alley, shall have one (1) permanently maintained loading space of not less than ten (10) feet in width, twenty (20) feet in length, and fourteen (14) feet clear in height, for each five thousand (5,000) square feet of building floor area provided, however, that not more than four (4) such spaces shall be required per use. An approved Conditional Use Permit may allow adjoining uses to share loading areas where appropriate.

(2) In valley areas, the required off-street parking and loading areas and access drives shall be surfaced with a minimum of two (2) inches of A.C. paving or plant-mix surfacing, County Department of Transportation and Flood Control Specification No. 39.

(3) In mountain areas, where the lot or parcel abuts a paved street or road, the required off-street parking and loading areas and access drives shall be surfaced with a minimum of two (2) inches of road-mixed surfacing, County Department of Transportation and Flood Control Specification No. 38.

(4) In desert areas, where the lot or parcel abuts a paved street or road, the required off-street parking and loading areas and access drives shall be surfaced with a minimum of two (2) inches of A.C. paving except as follows:

(A) For residential uses on lots of eighteen thousand (18,000) square feet or larger, the required off-street parking, loading areas and access drives shall be dustproofed with materials which may include slag, gravel or other similar materials, or be fully paved.

(B) For commercial, industrial or institutional uses with no greater than 4,000 sq. ft. of building area in rural areas (IL-4 or IL-5), the required off-street access driveway, parking for the disabled and loading area(s) shall be surfaced with a minimum of two (2) inches of A.C. paving. The remaining parking may be either A.C. paving or dustproofed with materials which may include slag, gravel or other similar materials. Areas which are dustproofed shall be required to be maintained with periodic dustproofing as necessary to minimize the creation of airborne dust. The non-paved area(s) of the parking shall have a positive barrier to prevent direct access onto the adjacent paved road.

(5) Truck terminals or yards and motor vehicle storage/impound facilities shall be provided with a dustproofed surface of slag, crushed rock or the equivalent thereof.

(6) Nonresidential parking areas which abut residential land use districts, shall be separated therefrom by a solid fence or masonry wall six (6) feet in height, measured from finished grade of parking lot, provided such fence or wall, from the front property line to a depth equal to the required front yard on the abutting residentially classified property, shall be four (4) feet in height, measured from finished grade of parking lot and provided where no fence or wall is erected along any boundary of such parking area abutting upon a street, a suitable concrete curb or barrier not less than six (6) inches in height shall be securely installed and maintained.

(7) The number of parking spaces required for the disabled for multifamily residential, commercial, industrial, institutional and public uses, is established as follows:

Total Number of Parking Spaces	Number of Parking Spaces Required For The Disabled
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1000	2 percent of total
1001 and over	20 plus 1 for each 100 or fraction thereof over 1001.

(A) Size of Parking Space for the Disabled.

(I) Basic requirements. Except as provided below, each parking space for the disabled shall be fourteen (14) feet wide and outlined to provide a nine (9) foot parking area and a five (5) foot loading/unloading area on the passenger side. When more than one (1) space is provided, two (2) spaces can be provided within a twenty-three (23) foot-wide area lined to provide a nine (9) foot parking area on each side of a five (5) foot loading and unloading area in the center. The minimum length of each parking space shall be nineteen (19) feet.

(II) Van Accessibility. One in every eight (8) parking spaces for the disabled, but not less than one, shall be served by an access aisle 96 inches wide and shall be designated van accessible. This means that when only one (1) space is required, it shall be seventeen (17) feet wide and outlined to provide a nine (9) foot parking area and an eight (8) foot loading/unloading area on the passenger side. When only two (2) spaces are required, they may be provided within a twenty-six (26) foot-wide area lined to provide a nine (9) foot parking area on each side of a eight (8) foot loading/unloading area in the center. All such spaces may be grouped on one level of a parking structure.

(III) Less than five spaces: When only four parking spaces are required for a specific project, the parking space for the disabled shall be lined and sized in accordance with the provisions above but does not need to be marked or reserved exclusively for the disabled.

(B) The arrangement and design of these spaces shall be subject to Chapter 2-71 of Title 24 of the California Administrative Code, and they shall be identified as required in Section 22511.8 of the California State Vehicle Code. Additional spaces shall be provided where usage indicates a greater need, or where a higher than normal percentage of disabled persons is anticipated to use the parking facility.

(C) Parking spaces for the disabled shall be located as near as practical to a primary entrance to a single building, or shall be located to provide for safety and optimum proximity to the entrances of the greatest incidence of use when more than one (1) building is served by the parking lot. Such spaces shall be located so that a disabled individual is not compelled to wheel or walk behind parked cars other than his own. Pedestrian ways which are accessible to the physically disabled shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space.

(8) Except as otherwise provided by this Code, the required parking area shall not be used for any purpose other than the temporary parking of motor vehicles, during the operating hours of the supporting primary land use.

(9) Parking area notices not to exceed six (6) square feet in area and five (5) feet in height, and may be located in any district at the entrance or exit of a parking area. Such notices may contain the name of the owner or occupant of the property and any combination of the following words and symbols only: Parking, Park Here, Enter Here, Entrance, Exit, Do Not Enter, Stop, Private Parking, Public Parking, Customers Only, Handicap Parking, no parking directional arrow and Tow Away notice.

Readopted Ordinance 3341 (1989); Amended Ordinance 3565 (1993); Amended Ordinance 3616 (1995); Amended Ordinance 3688 (1997); Amended Ordinance 3864 (2002)

87.0615 Business and Commercial Uses.

(a) General business, except as herein specified: One (1) parking space for each two hundred (200) square feet of building floor area. A minimum of four (4) parking spaces shall be provided for each use.

(b) Amusement enterprises, commercial recreation and similar uses such as shooting ranges, race tracks, miniature golf course, pitch and putt courses, parks and zoos: One (1) parking space for each four (4) persons using or attending the facilities.

(c) Automobile sales, boat sales, mobilehome sales, retail nurseries and other open uses not in a building or structure: One (1) parking space for each two thousand (2,000) square feet of open area devoted to display or sales;

provided, however, that where such area exceeds ten thousand (10,000) square feet, only one (1) parking space need be provided for each five thousand (5,000) square feet of such area in excess of the first ten thousand (10,000) square feet contained in such area.

(d) Bowling alleys and billiard halls: Five (5) parking spaces for each bowling lane and two (2) parking spaces for each billiard table.

(e) Chapels and mortuaries: One (1) parking space for each three (3) fixed seats and for every twenty (20) square feet of seating area where there are no fixed seats, all to be within the main chapel, and one (1) parking space for each four hundred (400) square feet of floor area outside the main chapel. Twenty-four (24) linear inches of bench or pew shall be considered a fixed seat.

(f) Child care centers: One (1) parking space for each employee or teacher and one (1) parking space for each five (5) children that the facility is designed to accommodate.

(g) Children's homes: One and one-half (1 1/2) parking spaces for each employee on the largest shift.

(h) Churches: One (1) parking space for each four (4) fixed seats or for every twenty-five (25) square feet of seating area within the main auditorium where there are no fixed seats. Twenty-four (24) linear inches of bench or pew shall be considered a fixed seat.

(i) Dance halls: One (1) parking space for each twenty (20) square feet of dance floor area and one (1) parking space for each three (3) fixed seats and for each twenty (20) square feet of seating area where there are no fixed seats.

(j) Golf courses and driving ranges, but not to include miniature golf courses: Four (4) parking spaces per hole on all golf courses and one (1) parking space per tee for driving ranges.

(k) Hospital: One (1) parking space for each two (2) patient beds and one (1) parking space for each staff member and employee on the largest shift.

(l) Medical offices, clinics, veterinary hospitals: Five (5) parking spaces for each doctor or dentist.

(m) Offices, banks, building and loan associations, business and professional uses: One (1) parking space for each two hundred (200) square feet of floor area. A minimum of four (4) such parking spaces shall be provided.

(n) Organization camps: One and one-half (1/2) parking spaces for each staff member or employee.

(o) Restaurants, including drive-ins, cafes, night clubs, taverns and other similar places where food or refreshment are dispensed: One (1) parking space for each three (3) fixed seats and/or for every fifty (50) square feet of floor area where seats may be placed. A minimum of ten (10) parking spaces shall be provided. For food establishments with take-out provisions only: One (1) parking space for each two hundred (200) square feet of building floor area. Additionally, one (1) parking space shall be required for each employee on the largest shift and/or for each vehicle used for delivery purposes, whichever is greater. A minimum of four (4) parking spaces shall be provided for such establishments.

(p) Skating rinks, ice or roller: One (1) parking space for each three (3) fixed seats and for each twenty (20) square feet of seating area where there are no fixed seats and one (1) parking space for each two hundred and fifty (250) square feet of skating area. Twenty-four (24) linear inches of bench shall be considered a fixed seat.

(q) Social care facilities: One (1) parking space for each three (3) residents in accordance with the resident capacity of the home as listed on the required license or permit, plus one (1) parking space for each staff member and employee on the largest shift.

(r) Commercial swimming pools and swimming schools: One (1) parking space for each five hundred (500) square feet of water surface area. A minimum of ten (10) parking spaces shall be provided.

(s) Theaters, auditoriums, stadiums, sport arenas, gymnasiums and similar places of public assembly: One (1) parking space for each four (4) fixed seats and for every twenty-four (24) square feet of seating area where there are no fixed seats.

(t) Mini-storage facilities: One (1) parking space for each 200 square feet of office floor area, with a minimum for four (4) parking spaces. If a caretaker's residence is included in the design of the facility, an additional two (2) parking spaces are required. A parking lane shall be provided adjacent to the storage building's openings which is a minimum of nine (9) feet in width and outlined (painted). This parking lane is for temporary parking only — thirty (30) minutes maximum. This time restriction must be clearly marked with signs. Driveways adjacent to the parking lane shall be a minimum width of fifteen (15) feet for one-way and twenty-four (24) feet for two-way.

(u) Automobile repair and service stations: Three (3) parking spaces per service bay (service bays do not count as spaces). Additionally, one (1) parking space shall be required for each employee on the largest shift and for each vehicle used for business activity.

(v) Beauty and nail salons: One (1) parking space for each employee on the largest shift.

(w) Wholesale commercial nurseries: One (1) parking space for each employee on the largest shift.

Readopted Ordinance 3341 (1989); Amended Ordinance 3612 (1995); Amended Ordinance 3868 (2002).

87.0620 Educational Uses.

(a) Schools, accredited general curriculum, kindergarten through grade nine (9): One (1) parking space for each staff member, faculty member, and employee.

(b) Schools, accredited general curriculum, grade ten (10) through twelve (12), colleges and universities, business and professional schools: One (1) parking space for each five (5) students plus one (1) parking space for each staff member, faculty member and employee.

(c) Special schools or trade schools: One (1) parking space for each three (3) students plus one (1) parking space for each staff member, faculty member, and employee.

Readopted Ordinance 3341 (1989)

87.0625 Industrial Uses.

Industrial uses of all types, including warehouses or buildings used exclusively for storage purposes, wholesale houses and distributors and public utility facilities including, but not limited to, electric, gas, water, telephone and telegraph facilities not having business offices on the premises: One (1) parking space for each one thousand (1,000) square feet of floor area, for the first 40,000 square feet, and one (1) parking space for each four thousand (4,000) square feet of floor area, for that portion over 40,000 square feet, or one (1) parking space for each employee on the largest shift, whichever is greater. In addition, one (1) parking space shall be provided for each vehicle operated or kept in connection with the use. For facilities that allocate a portion of the building to office space, one (1) parking space shall be required for each two hundred (200) square feet of office area.

Readopted Ordinance 3341 (1989); Amended Ordinance 3612 (1995); Amended Ordinance 3952 (2005)

87.0630 Residential Uses.

(a) Dwellings, including multiple dwellings. Two (2) parking spaces on the same site with the main building for each dwelling unit. Such parking spaces shall be located to the rear of the front setback line except that in mountain areas the parking spaces may be located within the setback areas. Tandem parking shall be prohibited except in mountain areas.

(b) Clubs, conference centers, fraternity and sorority houses, rooming and boarding houses and similar structures having guest rooms: One (1) parking space for each three (3) guest rooms. In dormitories, each one hundred (100) square feet shall be considered equivalent to a guest room.

(c) Mobilehome parks: Two (2) parking spaces (which may be in tandem) on each mobilehome lot. There shall also be established and maintained within each mobilehome park one (1) parking space for each ten (10) spaces or fraction thereof within the mobilehome park, for visitor use.

(d) Motels, hotels, and motor hotels: One (1) parking space for each unit.

Readopted Ordinance 3341 (1989)

87.0635 Commercial Vehicle Parking in Residential Areas.

(a) Except as provided in Section 52.0125, 52.0128 and 52.0131 of the County Code, commercial truck tractors, motor trucks, semi-trailers, or combinations thereof, exceeding a manufacturer's gross vehicle weight rating of 10,000 pounds, may be parked on public streets, roads, highways, alleys, or public rights-of-way adjacent to a residential use, or on a residential property in the unincorporated areas of the County as follows:

(1) While making pickups or deliveries of goods, wares or merchandise from or to any property adjacent to or abutting upon streets or highways;

(2) When such vehicle is parked in connection with, and in aid of, the ongoing performance of a service to, or on, a property in the block in which such vehicle is parked or left standing. This includes the temporary parking of construction and similar types of service vehicles, as well as snow removal equipment in the mountain communities during the winter months. In remote mountain areas where there are no commercial or industrial land use districts, such service vehicles may be parked on residential lots during other times of the year, provided they are covered. Where possible, they shall be parked behind the residence. These vehicles may project into the side and rear yard areas. No vehicle shall be parked or left standing on the paved portion of any street, highway, or alley unless the paved portion of the half-width roadway is at least twenty-two (22) feet wide.

(3) Any vehicle that is used in conjunction with an approved Home Occupation Permit.

(b) Applicability: The provisions of this section shall apply only within the Single Residential (RS), Multiple Residential (RM), Rural Living (RL) and Planned Development Land Use Districts of the Valley and Desert Areas of the County. Except as provided in subsection (a) above, parking of commercial vehicles shall not be allowed in these residential land use districts in the Mountain Area. In non-residential districts, commercial vehicle parking shall comply with the land use regulations established for the land use district of the subject property.

(c) Commercial Vehicle Parking Standards/Conditions: Any owner/operator of a commercial vehicle may park his/her vehicle at his own residence under the following standards/conditions:

(1) The owner and operator of the vehicle and must be a resident of the home on the parcel in question.

(2) Except as provided in subsection 87.0635(c)(11) below, the commercial vehicle must be parked off of the street and behind the front yard setback.

(3) The operator of the vehicle shall not idle the vehicle's engine for longer than ten (10) minutes.

(4) No vehicle shall be loaded or unloaded or have cargo transferred to or from the vehicle except during the first 24 hours during which a vehicle is mechanically disabled.

(5) No refrigeration unit on the vehicle shall be operated between the hours of 8:00 p.m. and 8:00 a.m. unless the noise level of such operation is reduced to 45 db(A) or less as measured at the property line in accordance with Section 87.0905 of this Title.

(6) There shall be no dispensing of fuel on-site in excess of ten gallons.

(7) The property owner shall provide appropriate design measures to minimize dust.

(8) There shall be no outdoor storage of equipment, materials or supplies.

(9) All mechanical work and any routine maintenance or repair work which causes an excessive amount of noise must be done off-site. In any event, even if noise is not an issue, the following maintenance work shall not be done on-site:

(A) Steam-cleaning or degreasing the vehicle;

(B) Welding; or

(C) Use of pneumatic equipment, other than to repair a disabled vehicle.

(10) Parking shall be allowed in accordance with the following standards:

(A) Valley Region: One (1) truck tractor with a trailer or semi-trailer may be parked on the owner/operator's residential lot if such lot is at least one acre in size. No vehicle shall be parked pursuant to this subsection unless all parts of the vehicle are at least five (5) feet from each interior property line, at least fifteen (15) feet from all public rights-of-way and easements, and at least seventy (70) feet from any structure used for human habitation or public assembly (e.g., parks, churches, etc.) on adjoining properties. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage buildings.

(B) Mountain Region: Except as provided in subsection 87.0635 (a) above, commercial vehicle parking in residential areas shall not be allowed in the Mountain Area of the County.

(C) Desert Region: One (1) truck tractor with a trailer or semi-trailer may be parked on the owner/operator's residential lot if such lot is at least one-half (½) acre in size. One additional truck tractor with a trailer or semi-trailer, up to a maximum of three (3) such vehicles, may be parked on the owner/operator's residential lot for each additional one-half acre which said lot contains. No vehicle shall be parked pursuant to this subsection unless all parts of the vehicle are at least five (5) feet from each interior property line, at least fifteen (15) feet from all public rights-of-way and easements, and at least seventy (70) feet from any structure used for human habitation or public assembly (e.g., parks, churches, etc.) on adjoining properties. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage buildings.

(D) Parking on vacant lots: In the Valley and Desert Regions, commercial vehicles may be permitted on an adjacent vacant lot under the same ownership as the owner/operator's residence only when there is no access and/or adequate space to the rear or side of the residence, subject to compliance with all other conditions, including:

(I) Commercial vehicles parked on a vacant lot shall be parked the same distance from the roadway as the owner/operator's residence;

(II) The commercial vehicle shall be parked within twenty (20) feet of the fence line of the owner/operator's residential lot;

(III) The commercial vehicle shall be parked perpendicular to the street and behind the front yard setback.

If needed, the additional square footage of the adjacent vacant parcel may be added to the subject parcel to meet the acreage area requirement listed in Subsection 87.0635(c)(10) above.

(11) Truck tractors may be parked in the driveway of the owner/operator's residential lot of any size, provided the tractor is completely clear of all public streets, sidewalks and easements.

(d) Grace Period: If an owner/operator of a commercial vehicle has been parking within a residential area for at least one (1) year prior to the effective date of this section without having a record of complaints on file with the County from the surrounding residents and if such operator cannot meet the minimum lot size or setback standards outlined above, such operator may continue to park his/her vehicle at his/her residence for one (1) additional year provided all other conditions and standards can be met. After this additional year, such vehicle must be parked at another location.